

SUBJECT:

A report and recommendation on a zone change for 6104-6118 Kellogg Avenue and 218 Two Mile Road from PD-2 to SF-20 and CG-A located in the community of California.

GENERAL INFORMATION:

Location: 6104-6118 Kellogg Avenue and 218 Two Mile Road (map attached)

Owner:

AJ Mac Inc.
6735 Kellogg Avenue
Cincinnati, Ohio 45230

Owner:

State of Ohio
505 S. State Route 741
Lebanon, Ohio 45036

Petitioner:

City of Cincinnati

Purpose:

To apply a zoning designation to the property prior to the expiration of the existing zoning (Planned Development District #2) in February 2007.

BACKGROUND:

Prior to the adoption of the new code in 2004, the subject property was zoned R-4 (T), a residential transitional zone that permitted office, commercial, hotel/motel, service station and residential uses. Planned Development District No. 2 (PD-2) was established with the adoption of the Zoning Code in 2004 to reflect the proposed development; however no permits were ever issued for this project. Since construction was not diligently pursued, pursuant to Section 1429-19 of the Zoning Code the PD zoning designation will expire two years after formed, in February 2007. The property is currently for sale.

After conducting a zoning study of the site, staff is proposing that the SF-20 (Single Family) and CG-A (Commercial General- Auto oriented) are appropriate zoning designations because they are compatible with the adjacent zoning.

EXISTING CONDITIONS:

Adjacent Land Use and Zoning:

North: SF-20

East: SF-20 and CG-A, truck parking/storage

South: RF-R, Coney Island

West: SF-20

Existing Plans:

There are no current/active plans for the California community, however, the California Land Development Use Plan (1978) states that the preferred uses for the site are auto-oriented (page 104 of the Plan, see attached).

PUBLIC COMMENT:

Department of Community Development and Planning staff conducted a public conference on this zone change request on June 15, 2006. Hugh Brandt, a representative of Coney Island, was in attendance. City Staff in attendance were Jennifer Walke, City Planner, and Margaret Donohue, Intern. Mr. Brandt had no objections to the zone change, but did note that the parcel would be difficult to develop due to location and geography.

The owner of the property was contacted by mail multiple times. Staff attempted to contact the owner by phone; however, no number was listed. The selling agent of the property was also contacted on several occasions via phone and emails were sent on July 24, 2006 and August 3, 2006. Neither the property owner nor the selling agent responded to requests for comment.

No comment was received from the California Community Council.

ANALYSIS OF PROPOSED CHANGE:

The subject area is located adjacent to the I-275 northbound entrance ramp on the west and north, single-family structures and a parking/storage lot, which runs along Kellogg Avenue on the east. Single-family residences with SF-20 zoning currently exist within the boundary of what the California Land Development Use Plan (1978) recommended for auto-oriented uses. Rezoning the entire subject areas to accommodate auto-oriented uses may negatively affect the adjacent single-family residences. However, auto-oriented uses are appropriate for the portion of the site adjacent to Kellogg Avenue and its intersection with the I-275 ramps due to the heavy volume of traffic.

CONCLUSION:

1. The PD zoning designation will expire in February 2007.
2. The proposed zoning is compatible with adjacent zoning.
3. The proposed zoning is compatible with surrounding land uses.

RECOMMENDATION:

Department of Community Development and Planning staff recommends that City Planning Commission take the following actions:

APPROVE the zone change for 6104-6118 Kellogg Avenue and 218 Two Mile Road from PD-2 to SF-20 and CG-A located in the community of California.

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, AICP
Chief Planner

Jennifer K. Walke
City Planner